

TITLE: FIRE EXTINGUISHER

VERSION: VI.3

DATE PUBLISHED: 7/31/20

DEFINITION: A portable fire safety device that discharges a jet of water, foam, gas, or other material to extinguish a fire.

PURPOSE: Put out a small fire by directing onto it a substance that cools the burning material, deprives the flame of oxygen, or interferes with the chemical reactions occurring in the flame.

NAME VARIANTS: None

COMMON MATERIALS: Metals; Plastic; Steel

COMMON COMPONENTS: Tank; Locking pin; Handle or operating lever; Pressure gauge; Discharge hose and nozzle; Mounting bracket; Fire extinguisher cabinet; Inspection tag

LOCATION:

<input checked="" type="checkbox"/> Unit	Includes, but not limited to: hallways, kitchens, laundry rooms, mechanical rooms
<input checked="" type="checkbox"/> Inside	Includes, but not limited to: hallways, kitchens, laundry rooms, common areas, mechanical rooms
<input checked="" type="checkbox"/> Outside	Parking garages, breezeways, property exterior, roof tops

MORE INFORMATION: None

DEFICIENCY 1: Fire extinguisher pressure gauge reads over or under charged

LOCATION: ☒ Unit ☒ Inside ☒ Outside

DEFICIENCY 2: Fire extinguisher service tag is missing or expired

LOCATION: ☒ Unit ☒ Inside ☒ Outside

DEFICIENCY 3: Fire extinguisher is missing

LOCATION: ☒ Unit ☒ Inside

DEFICIENCY I — UNIT: FIRE EXTINGUISHER PRESSURE GAUGE READS OVER OR UNDER CHARGED

DEFICIENCY CRITERIA: Pressure gauge indicates that the fire extinguisher is over or under charged.

HEALTH AND SAFETY DETERMINATION: Life-Threatening This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.

CORRECTION TIMEFRAME: 24 hours

HCV — CORRECTION TIMEFRAME: 24 hours

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Indirect	Resident could be injured because of this condition.	If fire extinguisher pressure gauge reads over or under charged, and there is a fire, then resident may be injured.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If fire extinguisher pressure gauge reads over or under charged, then resident may be unable to use a feature that is expected to be provided and maintained as part of their rent.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If fire extinguisher pressure gauge reads over or under charged, then this should be identified through routine maintenance and the defect's presence may indicate that self-generated work orders are not being addressed.
M3	Preventative Maintenance	Direct	This defect indicates that a property is not following preventative maintenance practices for the item or equipment.	If fire extinguisher pressure gauge reads over or under charged, then it may indicate that preventative maintenance is not occurring.

INSPECTION PROCESS:

- OBSERVATION: - Look at the fire extinguisher and determine if it has a pressure gauge.
 - If it does, ensure that the gauge is in the green zone and not discharged or under or over charged.
- REQUEST FOR HELP: - None
- ACTION: - None
- More Information: - None

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - None

DEFICIENCY I — INSIDE: FIRE EXTINGUISHER PRESSURE GAUGE READS OVER OR UNDER CHARGED

DEFICIENCY CRITERIA: Pressure gauge indicates that the fire extinguisher is over or under charged

HEALTH AND SAFETY DETERMINATION: Life-Threatening This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.

CORRECTION TIMEFRAME: 24 hours

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RATIONALE:

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INSPECTION PROCESS:

- OBSERVATION: - Look at the fire extinguisher and determine if it has a pressure gauge.
 - If it does, ensure that the gauge is in the green zone and not discharged or under or over charged.
- REQUEST FOR HELP: - None
- ACTION: - None
- More Information: - None

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - None

DEFICIENCY I — OUTSIDE: FIRE EXTINGUISHER PRESSURE GAUGE READS OVER OR UNDER CHARGED

DEFICIENCY CRITERIA: Pressure gauge indicates that the fire extinguisher is over or under charged

HEALTH AND SAFETY DETERMINATION: Life-Threatening This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.

CORRECTION TIMEFRAME: 24 hours

HCV — CORRECTION TIMEFRAME: 24 hours

RATIONALE:

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INSPECTION PROCESS:

- OBSERVATION: - Look at the fire extinguisher and determine if it has a pressure gauge.
 - If it does, ensure that the gauge is in the green zone and not discharged or under or over charged.
- REQUEST FOR HELP: - None
- ACTION: - None
- More Information: - None

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - None

DEFICIENCY 2 — UNIT: FIRE EXTINGUISHER SERVICE TAG IS MISSING OR EXPIRED

DEFICIENCY CRITERIA: The date on the service tag of any fire extinguisher has exceeded one year.

OR

The fire extinguisher tag is missing or illegible.

OR

A non-chargeable or disposable fire extinguisher is more than 12 years old (based on manufacture date).

HEALTH AND SAFETY DETERMINATION: Life-Threatening This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.

CORRECTION TIMEFRAME: 24 hours

HCV — CORRECTION TIMEFRAME: 24 hours

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Indirect	Resident could be injured because of this condition.	If fire extinguisher service tag is missing or expired, and there is a fire, then it may not function and result in the resident being unable to extinguish the fire.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If fire extinguisher service tag is missing or expired, then resident may be unable to use a feature that is expected to be provided and maintained as part of their rent.
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M3	Preventative Maintenance	Direct	This defect indicates that a property is not following preventative maintenance practices for the item or equipment.	If fire extinguisher service tag is missing or expired, then it may indicate that preventative maintenance is not occurring.

INSPECTION PROCESS:

OBSERVATION: - Look at a chargeable fire extinguisher and verify the date on the service tag.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - If the POA provides the invoice or report from the servicing fire extinguisher company, do not record a deficiency for a random missing tag. The date of the report must be no more than one year from the inspection date.
- Do not evaluate fire extinguishers that are not in service (i.e., in storage or awaiting service).

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 2 — INSIDE: FIRE EXTINGUISHER SERVICE TAG IS MISSING OR EXPIRED

DEFICIENCY CRITERIA: The date on the service tag of any fire extinguisher has exceeded one year.

OR

The fire extinguisher tag is missing or illegible.

OR

A non-chargeable or disposable fire extinguisher is more than 12 years old (based on manufacture date).

HEALTH AND SAFETY DETERMINATION: Life-Threatening This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.

CORRECTION TIMEFRAME: 24 hours

HCV — CORRECTION TIMEFRAME: 24 hours

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INSPECTION PROCESS:

OBSERVATION: - Look at a chargeable fire extinguisher and verify the date on the service tag.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - If the POA provides the invoice or report from the servicing fire extinguisher company, do not record a deficiency for a random missing tag. The date of the report must be no more than one year from the inspection date.
- Do not evaluate fire extinguishers that are not in service (i.e., in storage or awaiting service).

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 2 — OUTSIDE: FIRE EXTINGUISHER SERVICE TAG IS MISSING OR EXPIRED

DEFICIENCY CRITERIA: The date on the service tag of any fire extinguisher has exceeded one year.

OR

The fire extinguisher tag is missing or illegible.

OR

A non-chargeable or disposable fire extinguisher is more than 12 years old (based on manufacture date).

HEALTH AND SAFETY DETERMINATION: Life-Threatening This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.

CORRECTION TIMEFRAME: 24 hours

HCV — CORRECTION TIMEFRAME: 24 hours

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INSPECTION PROCESS:

OBSERVATION: - Look at a chargeable fire extinguisher and verify the date on the service tag.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - If the POA provides the invoice or report from the servicing fire extinguisher company, do not record a deficiency for a random missing tag. The date of the report must be no more than one year from the inspection date.
- Do not evaluate fire extinguishers that are not in service (i.e., in storage or awaiting service).

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 3 — UNIT: FIRE EXTINGUISHER IS MISSING

DEFICIENCY CRITERIA: A fire extinguisher is not present in the unit.

HEALTH AND SAFETY DETERMINATION: Life-Threatening This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.

CORRECTION TIMEFRAME: 24 hours

HCV — CORRECTION TIMEFRAME: 24 hours

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Indirect	Resident could be injured because of this condition.	If fire extinguisher is not present in the unit, and there is a fire, then resident may be injured.
R6	Usability and Operability of Fixtures	Indirect	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If fire extinguisher is not present in the unit, and there is a fire, then resident is unable to use a feature that is expected to be provided and maintained as part of their rent.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If fire extinguisher is not present in the unit, then this should be identified through routine maintenance and the defect's presence may indicate that self-generated work orders are not being addressed.
M3	Preventative Maintenance	Direct	This defect indicates that a property is not following preventative maintenance practices for the item or equipment.	If fire extinguisher is not present in the unit, then it may indicate that preventative maintenance is not occurring.

INSPECTION PROCESS:

- OBSERVATION: - Look along the walls for evidence of a fire extinguisher but no fire extinguisher present such as brackets, signage, and marked cabinets.
- REQUEST FOR HELP: - Ask POA to show all unit fire extinguisher(s).
- ACTION: - None
- More Information: - Do not consider fire extinguishers that are not positioned for use (e.g., in a maintenance shop or designated storage areas).
 - Extinguisher must be in the unit.

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - None

DEFICIENCY 3 — INSIDE: FIRE EXTINGUISHER IS MISSING

DEFICIENCY CRITERIA: At least one (1) fire extinguisher is not present per floor.

HEALTH AND SAFETY DETERMINATION: Life-Threatening This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.

CORRECTION TIMEFRAME: 24 hours

HCV — CORRECTION TIMEFRAME: 24 hours

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
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INSPECTION PROCESS:

OBSERVATION: - Look along the walls for evidence of a fire extinguisher but no fire extinguisher present such as brackets, signage, and marked cabinets.

REQUEST FOR HELP: - Ask POA to show all fire extinguisher(s).

ACTION: - None

More Information: - Do not consider fire extinguishers that are not positioned for use (e.g., in a maintenance shop or designated storage areas).

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

SUMMARY OF CHANGES

TITLE: FIRE EXTINGUISHER

VERSION: VI.3

DATE PUBLISHED: 7/31/20

FIELD	CHANGE	VERSION	DATE
Overall Formatting	Complete rework of document format and layout	VI.3	2020-07-31
Definition	Revised definition	VI.3	2020-07-31
Purpose	Field added	VI.3	2020-07-31
Common Materials	Revised common materials	VI.3	2020-07-31
Common Components	Revised common components	VI.3	2020-07-31
Location	Revised inspectable locations	VI.3	2020-07-31
More Information	Field added	VI.3	2020-07-31
Deficiency 1	Separated by inspectable locations — Unit, Inside, and Outside	VI.3	2020-07-31
Title	Revised title; added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Revised to “Life-Threatening” determination; added standardized description		
Correction Timeframe	Field added; response input as “24 hours”		
HCV — Correction Timeframe	Field added; response input as “24 hours”		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency		
Deficiency 2	Separated by inspectable locations — Unit, Inside, and Outside	VI.3	2020-07-31
Title	Revised title; added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Revised to “Life-Threatening” determination; added standardized description		
Correction Timeframe	Field added; response input as “24 hours”		

HCV — Correction Timeframe	Field added; response input as “24 hours”		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency		
Deficiency 3	Separated by inspectable locations — Unit and Inside	VI.3	2020-07-31
Title	Added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Revised to “Life-Threatening” determination; added standardized description		
Correction Timeframe	Field added; response input as “24 hours”		
HCV — Correction Timeframe	Field added; response input as “24 hours”		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency		